

January 4, 2021

The meeting of the Little Creek Town Board was called to order at 7: 05 pm by Mayor Glenn Gauvry. All Commissioners were present, Judy Hegman, Cheryl Bundek, Stacy Hoffer and Penny Gentry and 11 townspeople, Carol Williams, Bill Clark, Theresa and Dennis May, Clay Crommett, Susan Freeze, Joanne Sullivan, Joe Petrolus, Susan Wehner, Doug Hegman and Fire Company Representative Scott Bundek

The minutes of previous meeting were accepted in written form and a motion was made by Cheryl and seconded by Stacy to accept the minutes. Motion carried. Glenn has asked the State to help archive minutes of previous meetings. Make change on website on Government list, last heading will be meetings and events will bring up past meetings and if minutes are available a .pdf file will show. Can direct people there if FOIA request is received.

Judy read the Treasurer's Report and a motion was made by Cheryl and seconded by Stacy to accept the Treasurer's Report. Motion carried

Judy read a list of bills. A motion was made by Cheryl and seconded by Stacy to pay all bills. Motion carried

### COMMUNICATIONS

Received a \$100 donation from Buckeye Brennan's humans, he's a dog that goes to the Dog Park, thanking the Town for the Park and how much Buckeye appreciates and enjoys it.

Donation from Jules Bruck for \$50 donation towards the banners.

### OLD BUSINESS

Bill and Carol took care of the basketball court. It needs nets and hoops, so far cheapest thing to do was replace nets. 2 nets for each basket one hoop one side different than the other side. Needs cable around hoop. 1 normal and 1 old fashioned and wouldn't hook at all and had to use zip ties and clamps to hold cabling together. Netting is not the very best went to Dick's and got netting and see how long they last. Got standard grade netting. Inexpensive standard netting not sure how it will hold up to weather or use. Got everything to work. Maybe get County to come and upgrade backboards and hoops new ones are bigger, currently have old backboards. Poles are good. If Town has to do stay as is.

Scott contacted Glenn before Christmas about Cavaliers. Applied for permit to burn down buildings. Have not gotten approved permit back from DNREC. Have asbestos report, burn mid-January and will do at high tide. Burn will be early, 6:00 a.m., either on a Saturday or Sunday morning and will have to shut road down to local traffic only, will coordinate with DelDOT. Shut down at Lowe Street and South Little Creek Road. Owners of Cavaliers have not discussed removal of debris from burn. Everything is combustible. Going forward with burn and plan to drop a note fines are on hold pending demolition. Responsible for clearing lot if burn

is completed.

Banners Fire Company has someone who used to be lineman put up banners. Put one banner up and got bucket truck to do others. Get some people to help with banners. Bucket truck can do it faster than using ladder truck which would take some extra time. Gentlemen who loaned bucket truck see if they can help. On Fire Company's list of things to do.

Violations at 282 – Glenn talked to Dennis. Has not heard back from him. Send threatening letters to tenant and homeowners, contact Dept. of Health about trash, etc. Cheryl draft letter send to Council about home, giving date when something needs to be done. They have no running water at the house. Dennis contacted Scott Tanner, Kent County, come to get inspection of house they can do nothing unless house is falling down. Have 4-5 days to remove trash. Dennis did talk to someone said it would be cleaned up. Not unusual to find someone to talk to. Chrissy Tkachuk posted about noise at night. Noise complaints are not a DSP priority. Renters ordinance for Town allows Fire Company give owner notice that they on such and such a date will do a life safety inspection, then they can go into house and verify if they have running water, etc. Have not applied for renter's agreement or asked for inspection. Dennis can do an inspection and Fire Chief can also inspect. Can write to owner and let them know someone will be there to inspect. Renter's agreement gives authority for inspection. House is considered a nuisance home. Cheryl will give date in letter saying an inspection will be conducted by Fire Company. If inspection not agreed to, can go to court for ordinance violation. Cheryl will contact Jason Osika, Fire Marshall for City of Dover, to assist. Explain there are safety issues, trash, see if anything else Department of Health can act on. Structural issue, left side, north side, can pull wood out under windows. Inspect and owners help with life safety inspections should come on all rentals in Town. Verify if they have smoke detectors, fire extinguishers, etc. Send to all renters that it will be a one-time inspection each year. Have discussion with Jason Osika on what letter might say. Cheryl will draft letter giving short time frame to comply.

Only a few others that are problems and Bailey is the other. Given him X amount fines \$1000 3 or 4 violations nothing from Dennis. Will reach out to him that he needs to get back in Town so we know what violation letters need to be done. Bailey will not do anything, will not pay. Send to Court for non-payment. Kent County took him to court and he paid taxes. Need conversation with Solicitor and they can file with Prothonotary they will add sheriff fees. Get information on fines to be sent. Will cost but it has to be done. \$1400 owed for fines between May-November taxes are due 11/30. Fines are \$200/month, \$50/violation 4 violations. Owes on taxes and fines can sell property for back taxes. Will get cost for Solicitor, Glenn will contact about properties. Have to give notice before sending out same notifications before we can start process for extra fees. Susan has volunteered to do leg work to get the information needed.

Rich Whitmore moving cars around and starting to park across the street at Tow Yard. Not allowed to have automotive business in Town. This is another issue for solicitor, in violation because cars are in front yard. If cars in pole barn are out of sight, different issue. Looks like he is running business. Had until end of year to get pole shed built, now has to renew permit. Send notice that permit has expired and has to renew. The Town can put stipulations that he cannot run an automotive business out of his home. Carol will double check with County about permit.

Will not renew unless something done about vehicles and written assurance there is no business. Renewal of permit contingent on time when pole shed be finished, cleans up property and not business. Get something certified that he is not a business. Hobby only. Renewal contingent on that.

Judy gave Glenn list of renters. Stacy nothing to add. Stacy gave Glenn one letter. List shows 8 properties, initially had 11 but 3 properties paid and some were sold so no longer rentals. Greenfield owns double house, across from Fire House, 298 Main St. Send everyone who has not paid let them know they owe more than renters fee, ask for fee and fine. Cavaliers only one issue fines. Glenn will write letter, Stacy has letters and send out the after meeting, if don't hear back from within 30 days from date of notice, Judy will give Stacy updated listing for letters. Need to get people's attention. Owe \$250 from last year and owe \$500 for 2021, if not going to pay will hand over to collections. Greenfield never attended any board meetings or shown interest in Town. Objecting to Town Ordinance and he is making money off the Town by renting. Feels he is being taken advantage of. Using Dover as an example pays less in Dover. Do not require having fee \$500 charge, this is less than \$60/month. No charging fee to make money want people who want to live here. Glenn will respond to letter. Can use money anyway the Town wants. Send letter to take care of property and renters and try to be a contributing member, as a landlord, of the community and not renting to people who do not care about property. After discussion will send standard letter about non-payment of fee.

Penny did not contact DNREC about monitoring since Glenn had a meeting with U of D and they stated they would contact them and get baseline data. This is part of the traffic calming popup measure for airborne particulate matter.

## NEW BUSINESS

Chief Health Inspector- Jamie Mack, Chief Health Inspector, 302-744-4832, cell 302-745-0076, email [Jamie.mack@delaware.gov](mailto:Jamie.mack@delaware.gov). To help with 282 Main St will pass information along to Dennis.

Final inspection set for 2/10 for Board of Health. Scott Tanner gives Ok then can open. U of D getting started on Watermen's Village. Looking at the building to the right the parking lot to the road is 68', concrete pad 20' x 45' poles with lighting with picnic tables will be put in, U of D doing. Put roof on building, all buildings coming in with only plywood will have metal roofs, the same color. Contractor very reasonable price, efficient and stands by work. Hope to be open by end of February. Menu for Grill working on with a Company will all be on line call Susan or email, send them suggestions. Sent several types of buildings to Jennifer and Jules wants input from Town. Theresa May also requested information on buildings, Glenn will forward information. Working up a site plan to show exactly what it will look like. Have not received feedback from Town. Buildings are in size pictures that will be bigger, 14' x 40' building for all year round produce, did not talk about prior to the draw. Will do a 3-D drawing what village will look like when done. Work will go in stages. In first contract 2 year lease, 2<sup>nd</sup> contract for 5 years, to show it will work. Public bathrooms, tie into sewer, only had 2 years to do and now only 9 months are left, 12' x 24' building over sewer will be ladies/men's restrooms. All cottages

will have porches and green metal roofs. Up to U of D to design and where to put. Checked with County about FEMA square footage of building for flood gates and strapped down and long as business owner is aware they need to elevate their merchandise or move it out if needed. This condition needs to be put into lease. Building 15' off property line, each building will set down with screw jacks on crush and run and steel strap. Property line and visual barrier, natural type barrier, talk to Theresa May to get their input, can be reflected in 3-D model. County code for 10' off line, Joe 15' and Johnson is only 3' off line. Make sure things are kept separate between private property and business so people do not wonder around on private property, for safety reasons. Can put up 12' privacy fence, open for discussion. U of D doing 3-D bill board with what it will look like. Will have low lighting or lanterns, dim lights, to please county for safety reasons. Want everyone in community to be involved and welcomes town input. Sidewalks will follow building lines around 15' apart and 15' from property line. Pavilion in center of courtyard concrete pad with picnic tables with telephone poles with rope 28' x 40' U of D drawings already.

Notice of elections for 2-2 year positions, Judy and Stacy.

Motion made by Cheryl at 8:24 and seconded by Judy to adjourn. Motion carried.

Respectfully submitted,

Penny J. Gentry

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Secretary